

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: July 15, 2009 As Amended

DATE: June 17, 2009

LOCATION: Kingston Township Hall

TIME CALLED TO ORDER: 7:00 PM by Chairman Harsany

MEMBERS PRESENT:

(CHECK ONE)

BURRELL	YES	X	NO	
GROVE	YES	X	NO	
STEINHOFF	YES		NO	X
HARSANY	YES	X	NO	
DEAVERS	YES		NO	X
FILBERT	YES	X	NO	
TALBOTT	YES	X	NO	
STITES	YES	X	NO	

PUBLIC INPUT/COMMENT: None

APPROVAL OF MINUTES:

Alternate Filbert (voting status during the meeting) made a motion to approve the May 20, 2009 Meeting Minutes. The motion was seconded by Member Burrell, and was unanimously approved.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. A copy of the current Preamble was distributed to all Members to serve as the discussion starting point and *attached as Item 1*. Zoning Inspector Talbott advised the group that he had received a call from Chad Antle, Director, Delaware County Environmental Services Division, requesting a meeting to discuss future use of the NorthStar Sewer Treatment Plant. Depending on the result of the discussion, references to lack of public sewer availability in Paragraph 5 may need to be changed. Members had different opinions as to whether the Preamble should be changed. Executive Director Sanders advised Members that no other township codes contain preambles. Upon discussion, Members felt that the need for Kingston's Preamble was due to the fact that the Township did not have a Comprehensive Plan in place when the Zoning Resolution was established. At the conclusion of discussion regarding the Preamble, Members agreed with a recommendation from Zoning Inspector Talbott that the matter should be deferred to the end of the process since the Preamble is a key document in the current Pastures at Blue Church litigation.

Executive Director Sanders suggested that he forward all text changes made to date for interim review and approval prior to starting discussion on Zoning Districts. Upon discussion, Members agreed that it would be an appropriate time in the text amendment process to review changes made to date. He requested that draft meeting minutes be forwarded to him as soon as available to help ensure that all agreed upon changes get made.

Regarding Article XX—General Development Standards, the following changes were discussed and agreed upon by Zoning Commission Members:

- Section 20.01, B, Paving—Change “are recommended to be” to “shall be”.
- Section 20.01, E, Required Off-Street Parking Spaces—Add language to #1 and #2 as follows “includes garage and driveway”, and change the number of required spaces in #2 to “3”.
- Section 20.03, Structure Separation—
 1. Add “On A Single Lot” to the section title.
 2. Add new definition for “Principal Structure”.
 3. Change the word “stopping” in the last sentence to “retarding”.
 4. Delete Section 20.03 from Article XX, and move it to Article XI, Neighborhood Commercial (C-2) or Article XII, Planned Commercial and Office District (PC).
- Section 20.05, Water Impoundments, A, change language to “Adjacent to all Class “A” and “B” roadways, no impoundments shall be located closer than fifty (50) feet to the right-of-way. All other roadways twenty-five (25) feet to the right-of-way or fifty-five (55) feet to the center line of the road whichever is greater.”
- Section 20.05, Water Impoundments, C,
 1. Add “permanently” between “All” and “installed” in the first sentence.
 2. Add language indicating that seasonal pools must be protected to restrict inadvertent access. (Requires further discussion July Meeting)
 3. Add new definition for “Permanent Pool” and “Seasonal Pool”.
- Section 20.06, Landscaping—Members agreed that the Township has no enforcement authority regarding existing properties except for Noxious Weeds (Trustee’s authority), so encouragement language is appropriate.
- Section 20.07, Drainage—Executive Director Sanders to check on the proper wording for the program that deals with drainage and erosion control since the Delaware County Urban Sediment Pollution and Water Run-Off Control Regulations are believed to be outdated.
- Section 20.08, Flood Plain Restrictions—Executive Director Sanders was asked to provide more information as to what the Township Zoning Resolution can regulate regarding flood plains. Flood Plain regulation is currently managed by the Delaware County Code Compliance Office; can the township add an overlay to buffer runoff going into flowing or intermediate water courses?
- Section 20.10, Installation of Satellite Signal Receiving Earth Stations—Members agreed that the size should be changed as recommended from 24 inches to 1 meter, and asked that the 1 meter conversion (39.37 inches) be added to A, C and D.

In closing the text amendment discussions, Members agreed to begin discussions at the July 15, 2009 meeting with Article XX, Section 20.11, Driveway Construction. A copy of Article XXI—Sign and Billboard Regulations was distributed to all Members for discussion at the July meeting and *attached as Item 2*, and a Regional Planning work product detailing minimum landscape requirements was also distributed for consideration at the next meeting and *attached as Item 3*. In the absence of Member Deavers to lead the discussion regarding recent changes to Ohio Revised Code 519.211—Telecommunication Towers, the matter was moved to the July Meeting.

ZONING REPORT:

Zoning Inspector Talbott briefly reviewed items found in the May 2009 Zoning Report to the Trustees *attached as Item 4*. He asked Members to turn their attention to a news article distributed at the May 20, 2009 meeting entitled Tarlton, Ohio Sewer Line, The Columbus Dispatch, March 1, 2009 and *attached as Item 5*. The article indicates that once a sewer line is installed, those residents within 200 feet of the line must tap into the line and abandon on-site sewage systems; however, conflicting information has been provided to the Village of Galena where Delaware County indicated that mandatory connection is not enforced until existing on-site systems fail. Zoning Inspector Talbott indicated that this issue could become important to the Township in the future should the Pastures at Blue Church project be developed and connected to the existing NorthStar Sewer Plant operated by Delaware County.

MEDIA ARTICLES: **None**

NEW BUSINESS:

Historically, the Kingston Township Zoning Commission has recessed during the month of August. After discussion, Members felt that it was important to meet in August to continue the text amendment process.

FOLLOW UP ITEMS: **None**

ADJOURNMENT:

Member Grove made a motion for adjournment. The motion was seconded by Member Burrell, and was unanimously approved.

TIME: **9:18 PM**

SUMBITTED BY: Dave Stites, Zoning Secretary/Assistant Zoning Inspector